

10000002A

GENERAL DESCRIPTION

2-story flat building with an attached apartment in the rear. The flat building was constructed approximately 50 years ago on a double frontage lot running back to St. Joseph's Street. In 1948 a fire occurred in the building, causing considerable damage, and the building was rehabilitated and the rear apartment added at a cost of approximately \$19,000.

CONDITION & REPAIR

The two flats of four and five rooms are

USE & OCCUPANCY

modern and the rear apartment of three rooms with stall shower bath is finished in knotty pine, which is approximately seven years old.

With the development of the old cemetery property in the rear, St. Joseph's Street was closed, and 50 feet were added to the depth of the lot.

The tenants have occupied the property from two to seven years, which is no doubt due to the low rent schedule. The property is in good condition and adjoins commercial property on the north, occupied by an automobile agency as a used car lot, and the owner of the property receives \$120 a year for sign privileges on the side of the building.

OWNER - SALE

Mrs. Elizabeth L. Morgan acquired the property by decree of distribution of the estate of Edward W. Bend May 1, 1951.



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The first part of the report is a general description of the project. It is a study of the effect of the concentration of the solution on the rate of reaction. The reaction is the oxidation of iron(II) ions by hydrogen peroxide in the presence of a catalyst. The rate of reaction is measured by the volume of oxygen gas evolved over a period of time.

The second part of the report is a description of the experimental procedure. The reaction was carried out in a conical flask. A known volume of a solution of iron(II) ions was added to a known volume of a solution of hydrogen peroxide. A catalyst was added to the mixture. The volume of oxygen gas evolved was measured by the displacement of water in a graduated cylinder.

The third part of the report is a description of the results of the experiment. The volume of oxygen gas evolved was measured for different concentrations of the solution. The results are shown in the following table:

The results show that the volume of oxygen gas evolved increases with the concentration of the solution. This is because the rate of reaction increases with the concentration of the solution. The rate of reaction is measured by the volume of oxygen gas evolved over a period of time.

The fourth part of the report is a conclusion. The results of the experiment show that the rate of reaction increases with the concentration of the solution. This is because the rate of reaction is measured by the volume of oxygen gas evolved over a period of time.



PARCEL No. 2 BLOCK No. 1097 LOT No. 2

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PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Decree of Distribution of the Estate of Edward W. Bend, deceased.
No. 114248 dated April 27, 1951. Recorded May 1, 1951 (5694 OR 254)

INDEBTEDNESS:

None

EASEMENTS AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

I met the owner at the property and she showed me through. She stated her rents are as follows:

Lower Flat	\$60	4 room & bath, leased to Nov. 1, 1957 unfurnished
Upper Flat	70	5 rooms & bath, unfurnished
Rear Cottage	75	3 rooms & bath, furnished
Advertising sign	10.	Side of building.

* 215

She stated a fire gutted the property in 1948 and she spent

\$20,026.79 rehabilitating the property

2,556.44 subsequently spent by her in improvements.

\$22,583.23

She says these figures are taken from her income tax statements.



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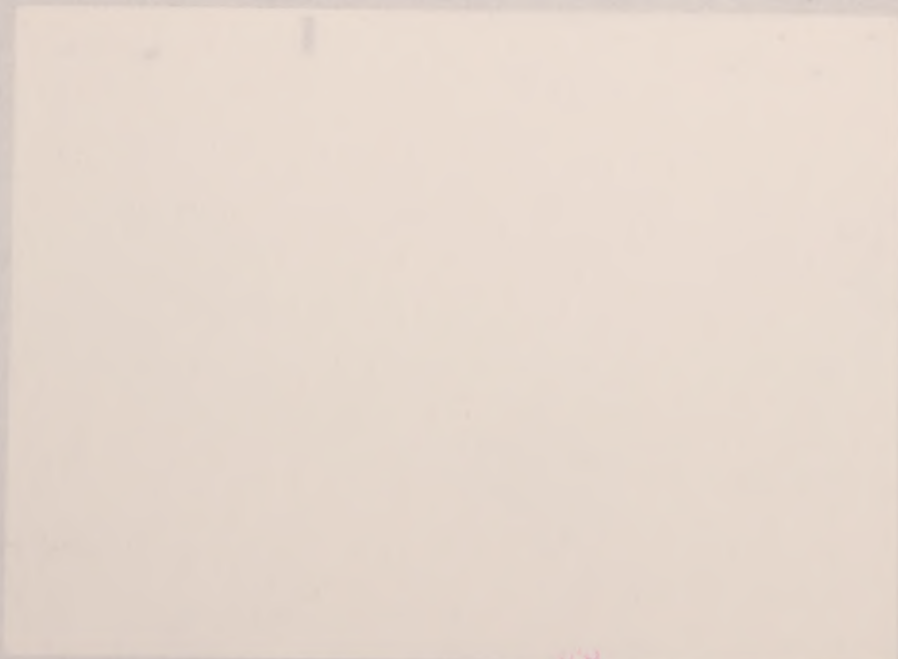
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GENERAL DESCRIPTION

The property consists of an irregular shaped lot having approximately 90' frontage on Broderick Street, with a depth of 150', narrowing at the rear to 61' 7". Approximately 160' more or less is fronting on O'Farrell Street.

CONDITION & REPAIR
USE & OCCUPANCY

There are two garage buildings on the property, accommodating five cars, which are rented for \$5 per month each. The lot is readily buildable and would make an excellent site for an apartment house or some institutional building. It is on the fringe of a new district and is so situated that it would afford a very fine view.

By comparison with sites which have been sold in similar areas, it is estimated that \$2.00 per square foot is considered a fair present day value, to which is added the depreciated reproduction value of the improvements, making a total value of \$26,500.

OWNER - SALE

The title owners, Mrs. Grace M. Hamilton and Adolph F. Hanson, acquired the easterly 100' of this lot by decree of distribution of the estate of Geslene Meyer April 14, 1937, and the westerly portion from the City of San Francisco March 28, 1947, which was formerly a portion of St. Joseph's Avenue.

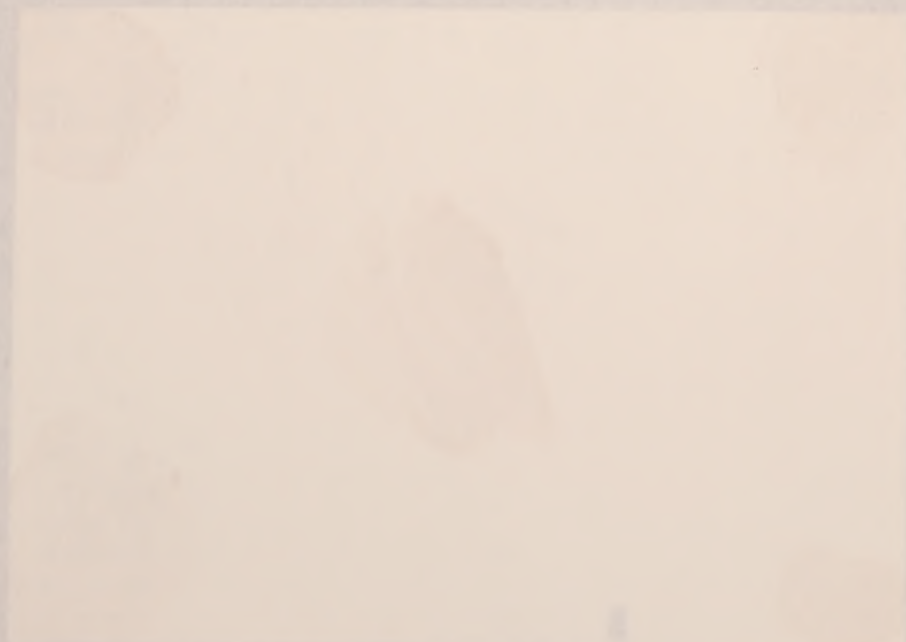


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The first part of the report is a general
description of the project. It is followed by
a detailed description of the work done during
the year. The report then discusses the results
of the work and the conclusions drawn from them.
The final part of the report is a summary of the
work done during the year.

The second part of the report is a detailed
description of the work done during the year.
It is divided into two main sections. The first
section describes the work done in the laboratory,
and the second section describes the work done in
the field. The report then discusses the results
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and the second section describes the work done in
the field. The report then discusses the results
of the work and the conclusions drawn from them.
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work done during the year.



PARCEL 3 BLOCK 1097 LOT 3

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

Decree of Distribution of the Estate of Gesiene Meyer, deceased
No. 70733 dated April 14, 1937. Recorded April 14, 1937 (3112 or 274) as
to Easterly 100 feet.

Deed from City and County of San Francisco dated March 24, 1947
Recorded March 28, 1947 (4617 or 68) as to portion of lot lying within
former St. Joseph's Avenue



FEB 1 864 38

CARAVAN BOND

Property Description

Lot 1 Block 1098

3 Story wood frame apartment house with w stores.

28 Rooms with 2 stores.

Interior of apartments is old and poor condition. Building is cut up under emergency regulations to supply housing during war. Originally there were 6 apartments. Now there are 12 apartments. Baths are old and plumbing poor. Pine floors.

No central heat. Indiv. 20 gal. water heaters.

Exterior fair to poor.

Rooms small. Poor electrical fixtures.

Rent Schedule

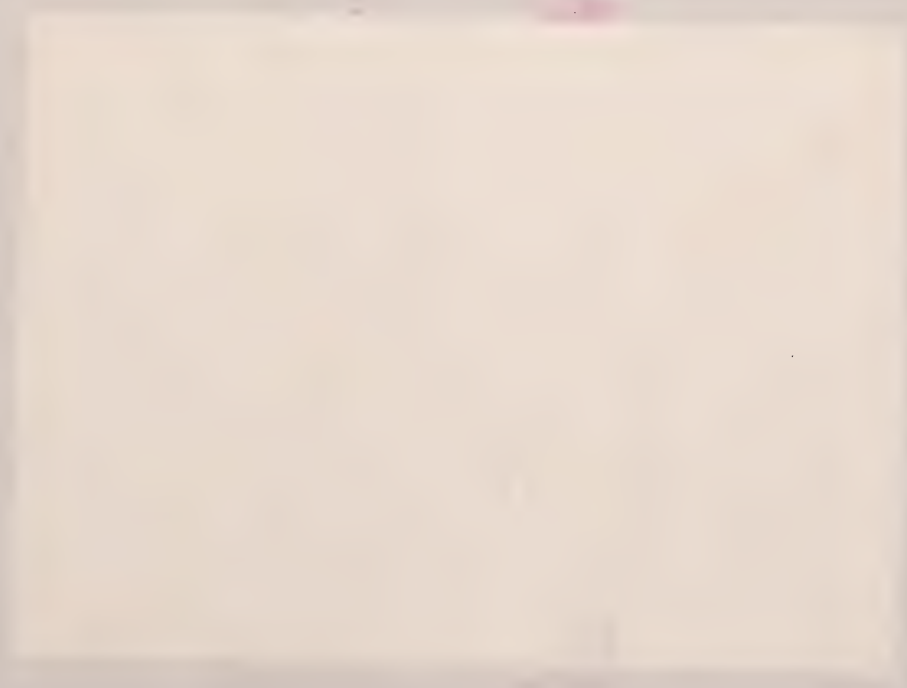
<u>No.</u>	<u>Size</u>	<u>Monthly Income</u>
1	2 rm & bath unfurn.	\$35.00
2	--do--	35.00
3	3 rm. & bath unfurn.	43.50
4	2 rm. --do--	35.00
5	3 rm. --do--	43.50
6	2 rm. --do--	32.50
7	2 rm. --do--	32.50
8	2 rm. --do--	32.50
9	3 rm. --do--	45.00
10	2 rm. --do--	35.00
11	3 rm. --do--	43.50
12	2 rm. --do--	32.50
	store	75.00
	cafe	<u>125.00</u>
Total		\$645.50



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PARCEL No. 1 BLOCK No. 1098 LOT No. 1 - Cont.

Expenses per annum

Taxes	\$684.11
Fire Insurance \$18,000 - 3 year premium,	
\$283.50 - 1 year -	94.50
Liability $\frac{\$25,000}{\$50,000}$ - 3 years 126.58 1 year -	42.19
Gas and electricity	980.00
Scavenger	91.40
Water	191.77
Janitory	298.80
Commission Rent Collections	169.56
Vacancy and collections 5% of Gross Income	388.20
Maintenance and Repairs 5% of Gross Income	<u>388.20</u>

Total expenses \$ 3,328.73

Estimated net income \$ 4,435.27

Land Valued at \$16,500.00

Allowing 6% on Land of \$16,500.00 is \$990.00
Deducting \$990.00 from net income of \$4,435.27
leaves \$3,445.27

This balance of \$3,445.27 net income
capitalized @ 8% plus 4% Depreciation or 12% gives value
of building \$28,710.58 Called \$ 28,750.00

Total valuation \$ 45,250.00



NO 134 15

PARCEL No. 2 BLOCK No. 1098 Lot No. 2

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated June 11, 1945 Recorded June 12, 1945. Revenue Stamps \$11.00
Grantors, Herman and Martha E. Rosakamps, his wife.
Grantees, Albert Singer and Selma Singer, his wife, as joint tenants.

INDEBTEDNESS:

None

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

Owner rents upper flat for \$75.00 a month.

He occupies appliance shop on ground floor himself and thinks \$125.00 a month is its fair rental value.

He has spent \$800.00 in Electrical wiring in shop
500.00 for extra plumbing
300.00 for a neon sign

The reason for these expenditures is that he operates an appliance shop with many television sets, washing machines connected up ready for demonstration.

I have given all this extra equipment consideration in making the appraisal and believe the rental of \$125.00 a month or \$5.50 a front foot per month for a 23 foot store equivalent to 7-2/3 cents a square is fair and reasonable. My appraisal includes all electrical and plumbing installations in the store. Everything except the neon sign.



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Property Description

Lot 2 Block 1098

2 Story Building. Flat with store below. 6 rooms upstairs. Store plus 1 room on street level. Wood frame w/stucco front. Good condition. Flat is of pine & plaster. Fair bath and kitchen. General condition is fair. No modernization. Rooms are fair size. Plumbing and electrical fixtures are old. Bath old.

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REVISED

REVISED



PARCEL No. 3 BLOCK No. 1098 LOT No. 3

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated September 14, 1932. Recorded October 3, 1932. Revenue Stamps \$4.50
Grantor, American Trust Company
Grantees, Alfred Mirande and Eugenie Mirande, his wife

INDEBTEDNESS:

\$8,000.00 Deed of Trust dated February 2, 1949. Recorded February 4, 1949.
Alfred Mirande and Eugenie Mirande, his wife to The San Francisco Bank,
now First Western Bank and Trust Co.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER:

The Tenants showed me through the stores. Later I phoned the owner and he informed me:

Store at 1439 Divisadero is rented for \$75.00 Real Estate office. Used to be \$135.00

Store at 1441 Divisadero is leased for \$125.00 to October 1, 1962 - Laundromat

Later, Mr. Greer - Bayview 1-2353 phoned to say the owner had to go out of town and had left the following information for me.

Fire insurance	\$143.65 for 3 years
Public Liability	25.06 for 1 year

Mr. Greer says lot stands owner \$ 8,500.00

Building	12,500.00
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He says the owner, Mr. Mirande sold the laundromat machines and equipment to the present tenant for \$11,500.00 and the tenant still owes him \$9,000.00.

The tenant says he paid \$5,000.00

It is my opinion that at \$125.00 a month the tenant is paying all the rent the store is worth and the lease has no bonus value.



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Property Description

Lot 3, Block 1077

1 story wood frame w/ stucco front building consisting
of 2 stories. Built 1949. Good condition.
Walls plastered. Floors with linoleum covering.
Plumbing is adequate.
Property is rentable and is capable of bringing in
better than average rents for this area.

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PARCEL No. 4 BLOCK No. 1098 LOT 4 & 5

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated March 31, 1947. Recorded April 15, 1947. Revenue Stamps \$16.50
Grantor, Booker T. Washington Community Service Center, a benevolent
corporation.

Grantee, Shasta Home Association Auxiliary to Shasta Lodge No. 254
Improved Benevolent and Protective Order of Elks of the World,
Incorporated.

INDEBTEDNESS:

\$9,000.00 Deed of Trust dated March 7, 1951 Recorded March 26, 1951
Shasta Home Association Auxiliary to Shasta Lodge No. 254 Improved
Benevolent and Protective Order of Elks of the World, Incorporated to
Trans Bay Federal Savings and Loan Association of San Francisco.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNERS

The President and secretary of the Elks Lodge showed me over the premises.
Mr. Hicks and Mr. Roane are two of the officers I met and there were two
or three others at the time I went through.



SEP 1 1984



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Property Description

Lot 4 & 5
Block 1098

Club rooms for BPOE.
2 stories, wood frame building w/basement for storage.
3 rooms total (including Club Room, office & kitchen)
Good condition. Has kitchen facilities.
Instantaneous water heater (40 gal.)
Large building 28' x 120'.
Interior and exterior well maintained.
Building remodeled 2 years ago (1953).
1st floor has store window on street level.
Good bath facilities.

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FEB 1 0840 33

GENERAL DESCRIPTION

One-story store building adequate for its present use as a printing shop, with a stucco and glass front. The interior is unfinished, with bare studding and roof showing, with the exception of the front of the building which is finished into an office.

CONDITION & REPAIR

USE & OCCUPANCY

A T & G flooring has been placed over the entire area on stringers embedded in concrete. The flooring shows sign of wear in places where paper trucks have been rolled over the surface. It is equipped with adequate fluorescent lighting and has washroom and toilet facilities.

The highest and best use of this property is for any type of shop in its present condition, and could be used as a retail establishment with the finishing of the interior walls and ceiling.

OWNER - SALE

The property was originally purchased by the present owners, Thomas and Mary Murphy, from the Bank of America on September 21, 1933, as a distress property for the sum of \$4500.00 cash.

Stores in this block, all having smaller area, rent from 5¢ to 7¢ per square foot per month. Therefore, it is considered that the 5¢ per sq. ft. per month rent assigned to this owner-occupied property, or \$125.00 per month, is a fair rental charge.



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RECEIVED

PARCEL No. 5 BLOCK No. 1098 LOT No. 6

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated September 21, 1953. Revenue Stamps \$4.50

Grantor, Bank of America National Trust and Savings Association

Grantees, Thomas Murphy and Mary E. Murphy, his wife.

INDEBTEDNESS:

none

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

Owners who occupies building and operates a printing plant. He let me look through the building.



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GENERAL DESCRIPTION

The building was originally a 3-story Flat building with unfinished attic, approximately 55 years old, which has been only slightly remodeled and is now used as housekeeping apartments and single guest rooms.

CONDITION & REPAIR
USE & OCCUPANCY

The remodeling consisted only of establishing a few kitchens and installing wash basins in a few rooms where they did not already exist. All tenants share a common bath on each floor. The present rent schedule for the 14 individual units is \$304.70 per month, plus the Manager's apartment. All utilities are furnished and linen is furnished once a week to the single sleeping rooms.

The highest and best use of this property is the present use to which it is put. It could also be rented as three separate flats, which is the basis upon which the capitalization approach is predicated.

OWNER - SALE

The property was purchased many years ago by Joshau D. Isaacs, deceased. Title of property now stands in the name of the Wells Fargo Bank, in trust for the heirs of the estate, which was distributed August 28, 1941, at which time the bank became the title holder.



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PARCEL 6 BLOCK 1098 LOT 7

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

J. D. Isaacs acquired title by Deed dated July 20, 1923.
Wells Fargo Bank, a corporation, formerly known as Wells Fargo Bank & Union Trust Co., as trustee of the trusts established by the decree of final distribution of the estate of Joshua D. Isaacs, deceased dated August 28, 1941.

INDEBTEDNESS:

None

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER:

Talked with Charles Isaac and the Wells Fargo Bank Trust Dept. who hold property in trust.
The Bank informs me the property is operated by them in trust with a manager, Mr. Harvey Rule, phone WEst 1-8259 and collection by Charles Isaacs, one of the heirs.

The Bank states Gross Receipts last year \$2,748.70
Expenses:

Manager's salary	\$180.00
Payroll tax	3.60
Maintenance & Repair	508.00
Supplies	109.80
Utilities	515.61
Charles Isaacs. Collections	120.00
Insurance, fire eathquake, rent	143.13
Taxes	298.64
Trustees fees	114.07
Miscellaneous	<u>6.00</u>

Total expense 1,998.85

Net \$ 749.85



FEB 15 1988

MS 9210

GENERAL DESCRIPTION

The property consists of a single family residence on a 22' 6" lot which was erected originally in approximately 1890 and was extensively remodeled in approximately 1912.

CONDITION & REPAIR
USE & OCCUPANCY

An entire new stucco front with bay windows was added and the interior was completely gone over. A very modern bathroom was installed, with recessed tub and separate stall shower. A modern tile kitchen was installed. Hardwood floors throughout, together with new lighting fixtures, etc. Part of the walls are canvas and the remainder papered.

The building generally is in good condition.

OWNER - SALE

The property was purchased by the present owners, Raymond and Pernella Lindsay, from Thomas and Mary Murphy by deed recorded January 22, 1952. The purchase price was \$12,000, \$1300 cash and the balance on a deed of trust which was taken back by the Murphys in an amount of \$10,700.



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MS 0 9040 3 2

PARCEL 10 BLOCK 1098 LOT 15

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated January 17, 1952. Recorded January 22, 1952. Revenue Stamps \$13.20
Grantors, Thomas Murphy and Mary Murphy
Grantees, Raymond Lindsay and Pernella Lindsay, his wife.

INDEBTEDNESS

\$10,700.00 Deed of Trust Dated January 17, 1952. Recorded January 22, 1952.
Raymond Lindsay and Pernella Lindsay, his wife to Thomas Murphy and
Mary Murphy, his wife.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER

Owner showed me over house. It is modernized with oak floors, tile bath, modern plumbing, tile shower, Central gas furnaces, etc. He is a regular Army man and is home on leave. He was in Korea and woulded there. The house is far superior to all 70 - 75 year old houses I have seen with but two other exceptions. Owner says his loan is reduced to around \$8,000.00 at present time.



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GENERAL DESCRIPTION

Property consists of an old residence erected approximately 1890.

CONDITION & REPAIR
USE & OCCUPANCY

The only major remodeling has been to install a modern bath on the rear portion off the kitchen, with new plumbing equipment in the kitchen. Also the rear bedroom upstairs has been remodeled into a kitchen.

Owner occupies the lower portion of the house with a tenant on the upper floor.

OWNER - SALE

The property was purchased by Thomas Perkins, Jr. and Florida, his wife, deed recorded March 17, 1952, for a reported price of \$9000.00. Records indicate that Ida Burks acquired this property on June 11, 1954, from Perkins, et al., through inheritance, and Mrs. Burks now claims full ownership.

Records show property sold to state for taxes 1954. 1st installment 1954-55 taxes paid.



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PARCEL 9 BLOCK 1098 LOT 14

PRESENT OWNERS ACQUIRED TITLE

Deed dated March 15, 1952. Recorded March 17, 1952. Revenue Stamps \$5.50.
Grantors, Leland H. Perry and Alice K. Perry.
Grantees, Thomas Perkins Jr. and Florida Perkins, his wife, as joint tenants.

INDEBTEDNESS

\$4,000.00 Deed of Trust dated December 13, 1951 Recorded December 14, 1951.
Leland H. Perry and Alice K. Perry, his wife to Thomas Murphy and
Mary E. Murphy, his wife.
\$4,760.30 Deed of Trust dated March 15, 1952. Recorded March 17, 1952.
Thomas Perkins Jr. and Florida Perkins, his wife to Leland H. Perry
and Alice K. Perry, his wife.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER

Talked with party who said he was Jack Burks and he claimed to be the owner. He showed me a Joint Tenancy deed from Ida Burks, a married woman to Jack Burks and Ida Burks. The Deed had never been recorded.

The title report furnished by the Redevelopment Agency shows Thomas Perkins Jr. and Florida Perkins as the owner. I do not know how Ida Burks came into the ownership of the property. Burks was evasive. Said he did not know what upper floor was rented for. He was in possession of tax bill. He did not know what insurance was carried, amount of water, gas or electric, or scavenger bill. He was hazy about loans shown in title Report. He said \$4,000.00 loan was now reduced to \$3,000. and \$4,760.30 was now reduced to about \$4,000.00.

I have based rental estimate, estimate of expenses on rentals and expenses in surrounding similar properties.



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Property Description

2229-2241 Geary St.
Block 1098, Lot 12-A

3 story brick warehouse, loft type building. Used as Mattress Factory. Building is 50' x 137.8'. Well built. Fine floors on second and third floors. Freight elevator 10' x 10' at approximate center (adequate). Steel posts, wooden girders.

First floor concrete floor part open area at rear, also area for display. Truck ramp for loading.

Additional electric power installations and blower system included as part of the real property.

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FEB 10 1960 35

AUG 20 1960 158

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UN 109822

Parcel A-1098-17
Block No. 1098
Lot No. 22

1312-12 $\frac{1}{2}$ Broderick Street

Two-story and Basement frame Flats erected approximately 1830.
(Two fours) Some hardwood floors. Plaster, pine trim, gable roof,
rustic finish.

Exterior Condition: Fair
Interior Condition: Fair

Reported Gross Annual Income: \$660.

UN 109822



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UN 109822

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FROM THE

1098022

Parcel No. A-1098-18
Block No. 1098
Lot No. 23

1314 Broderick Street

Two-story and basement, wood frame, 6-room house erected approximately 1885. Some hardwood floors. Fair bath, fair kitchen.

Small one-room shed with toilet on rear. Once rented, vacant now. No value.

Exterior Condition: Fair

Interior Condition: Fair

Not able to gain admittance. Information supplied by Miss Dickey, Gridley Realty.

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1098022A



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FEB 10 1943

FEB 10 1943

AUG 20 1943

GENERAL DESCRIPTION

The building was originally a 2-story residence which has been subsequently remodeled and added to in the early twenties and was then converted into two flats, with separate entrances. The building is now a 2-flat building of four rooms and bath each.

CONDITION & REPAIR

USE & OCCUPANCY

Subsequent to the original remodeling, a kitchen sink has been installed in what was formerly the rear parlor on the lower floor, permitting occupancy of two tenants in the lower portion of the house, sharing a common bath but each having kitchen facilities.

The house is fairly modern, with the exception of the bathrooms which have old style plumbing. The interior has hardwood floors and textured plastered walls.

The house is now occupied by two tenants and the owner, who occupies the front portion of the lower floor.

OWNER - SALE

The property has been in the family for many years and title is now claimed by Edward McKarley and Athracts Marion McKarley Gilinsky, father and daughter. Title is questioned by reason of certain gift deeds and homesteads which have been involved since Adona C. McKarley, now reported to be deceased, acquired title by gift deed August 23, 1921, from Frederick R. Townsend, purported to be her father.



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128-488-22
PARCEL No. 11 BLOCK No. 1098 LOT No. 16

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed of Gift dated August 23, 1921
Grantor, Frederick R. Townsend
Grantee, Adona C. McKarley, also known as Adona Cleo McKarley,
formerly Adona C. Townsend also known as Adona C. Townsend, separate
property.

INDEBTEDNESS:

None

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER:

Owner showed me through property and gave me the rentals as
shown.



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Parcel No. 2-1098-19
Block No. 1098
Lot No. 24

1316 Broderick Street

Two-story and basement wood frame 4-room dwelling erected approximately 1900. Asbestos shingle on front. Two rooms up, two down. Building occupies entire lot. Owner occupied.

Exterior Condition: Poor
Interior Condition: Very Poor.

Owner acquired in 1944 for \$3,700

\$900 down.



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FEB 2 0840 3 3

1098-20

Parcel No. A-1098-20
Block No. 1098
Lot No. 24-A

1318 Broderick Street

Two-story, no basement, wood frame 3-room dwelling erected approximately 1890. Asbestos shingles on front, balance rustic. Building occupies entire lot. Not able to gain entry, but if this is comparable to #1316 next door, then the rents submitted by the owner are not reasonable.

Exterior Condition: Poor
Interior Condition: Very Poor
Reported Gross Annual Income: \$1,500.
Acquired in 1950 for about \$5,500,
\$500 down.

1098-20

1098-20



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PARCEL No. 12 BLOCK 1098 LOT No. 17

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated February 25, 1948. Recorded March 3, 1948. Revenue Stamps \$9.90
Grantors, Charles F. Stauffacher Sr. also known as C. F. Stauffacher, a
widower and Charles F. Stauffacher Jr., a single man.
Grantee, Ida Belle Bundage

INDEBTEDNESS:

\$6,600.00 Deed of Trust Dated September 23, 1954 Recorded September 23, 1954
Ida Belle Bundage, a single woman to Emco Inv. Co.

EASEMENTS, AGREEMENTS, LEASES

None

INTERVIEW WITH OWNER:

Tenants showed me through property. I talked with owner on telephone,
Ida Belle Jones. She gave me the rentals.

Basement	6 rooms & bath	Partly furnished	Rent \$40.00
	Only 3 rooms used by tenant		
Lower Flat Front	3 rooms & bath	furnished	" 55.00
Lower Flat Rear	3 rooms & bath	"	" 55.00
Upper Flat	6 rooms & bath	unfurnished	" 75.00
	Total		\$235.00



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1098-21

Parcel No. A-1098-21
Block No. 1098
Lot No. 24-B

#1320 Broderick Street)
or) 2 entrances
#2295 Geary Street)

Two-story, no basement, wood frame dwelling erected approximately 1890. Exterior finish - two sides asbestos shingle, balance rustic. Four rooms each floor. Plumbing and electric wiring in bad shape. Owner occupied.

Exterior Condition: Street Frontage, fair.
Rear, Very Poor.

Interior Condition: Very Poor.

Purchased in 1944 for \$8,000.

1098-21



1098

FD 104033

FD 104033
FD 104033

GENERAL DESCRIPTION

Building consists of an old 2-story and basement flat building with gabled composition single roof. Building was erected in the neighborhood of 1890.

CONDITION & REPAIR
USE & OCCUPANCY

Lower floor has been divided into two apartments by adding a kitchen and tenants share community bath. More modern fixtures have been installed in the bathrooms. Otherwise, the interior is more or less in its original state.

During the war the basement, which is partitioned, was rented. However, it does not comply with health and sanitation laws and it is now vacant. The owner is attempting some makeshift conversion. However, very little value has been considered for this area other than for basement use.

OWNER - SALE

Records indicate that the present owner, Ida Belle Bundage, originally acquired the property March 3, 1948, for a reported price of \$9,000 with \$2,000 cash and the balance of \$7,000 on a Deed of Trust taken back by the grantor. The property was subsequently deeded to an Edna Polk and was later quit-claimed by Polk to Bundage by deed recorded September 28, 1954, at which time the property was refinanced and a Deed of Trust of \$6600.00 was recorded to the Enco Investment Co. The remodeling of bathrooms, etc. has been done since Miss Bundage originally title.



1098

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25129276

1098-25

Parcel No. 1098-25
Block No. 1098
Lot No. 25

2293 Geary Street

Two-story and Basement wood frame 6-room dwelling erected approximately 1885. Front, back and side covered with asbestos shingle. Occupied by owner.

Exterior Condition: Fair
Interior Condition: Fair

Purchased in 1947/48 for \$9,500.

\$4,000 down, 1st \$3,250, 2nd \$2,250,
plus siding and other work.

NOTE: No entry - Information from City Hall records.

1098-25



1098

RECEIVED

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RECEIVED

2281 Geary Street

SEP 1944 22

Parcel No. A-1098-24
Block No. 1098
Lot No. 27

Two-story and basement wood frame 6-room dwelling erected approximately 1885. Stucco front, concrete front steps. Asbestos shingles other three sides. One car garage. Hardwood floors. Clean, newly painted interior. Modern kitchen. Owner occupied. Asbestos shingles, new garage doors, concrete slab, modernized kitchen installed in 1950.

Exterior Condition: Good

Interior Condition: Good

Purchased in 1945 for \$6,250.



SEP 1944 22

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FEB 10 1964

2287 Geary St.
2287-1/2 Geary St.

LED 109828

Block 1098
Lot 26

2287 Geary: Two story and basement wood frame 8-room dwelling converted to two 4-room flats. Stucco front, terrazzo steps on brick. 1 car garage.

2287-1/2 Geary: Two room rustic rear cottage. Flat roof, pine floors, T. & G. interior finish.

Exterior condition: Fair
Interior " Fair

Reported gross annual income - \$1,860

Owner purchased in 1944 for \$8,950 - \$3,000 down.

YNG 500128



1098

LED 109828

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FEB 10 1964

Parcel No. A-1098-25
Block No. 1098
Lot No. 28

2273/73-A/75/77 Geary Street

Three-story frame flats erected approximately 1885, now converted to flats and apartments.

Street Floor has two 3-room apartments.

2nd Floor has one 3-room and one 4-room apartment

3rd Floor has one 3-room and one 4-room apartment

3-room house on rear - poor condition.

Exterior Condition: Fair

Interior Condition: Poor and Fair

Owner inherited.

Reported Gross Annual Income: \$2,145.

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PARCEL 13 BLOCK 1098 LOT 18

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated June 29, 1951 Recorded July 6, 1951 Revenue Stamps \$8.25
Grantors, Oscar J. Butler and Eliza W. Butler, his wife
Grantee, Julian C. Eubanks Sold property subsequent to this title report.
See below.

INDEBTEDNESS.

\$2,000.00 Deed of Trust dated June 23, 1951. Recorded July 6, 1951.
Julian C. Eubanks, a single man to Western Loan Association.
\$4,500.00 Deed of Trust dated June 23, 1951 Recorded July 6, 1951
Julian C. Eubanks, a single man to Oscar I. Butler and Eliza W. Butler,
his wife.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

Present Owners.

Julian C. & Dessie R. Eubanks to Martin W. Kelly Deed. . Revenue Stamps \$7.70
Dated July 5, 1955 Recorded July 7, 1955.
Martin W. & Mary A. Kelly to Home Federal & Savings and Loan Association
Deed of Trust \$4,500.00 dated July 5, 1955. Recorded July 7, 1955.
Martin W. Kelly to James H. and Florence J. Andrews - Revenue Stamps \$5.50
Deed dated December 12, 1955 Recorded January 17, 1956.
James H. & Florence J. Andrews to Martin W. Kelly Deed of Trust \$4,063.00
Dated December 15, 1955 Recorded January 17, 1956.

INTERVIEW WITH OWNER

Mr. James H. Andrew the present owner showed me through property. He
occupies cottage. Says he owes \$4,500.00 on 1 loan and \$4,000. on
another. Says he is a minister.



FEB 1 584 3 3

JUL 26 1932

GENERAL DESCRIPTION
CONDITION & REPAIR

The structure was originally erected as a small one-story and part-basement residence consisting of front and rear parlor, dining room, bedroom and kitchen, with bathroom installed off the rear bedroom. Subsequently, the kitchen has been modernized and a small stall shower, wash stand and toilet have been installed by enlarging the rear parlor, which is now used as a bedroom.

USE & OCCUPANCY

This building utilized as a single family residence.

SALE
OWNER

The present title owner, Mr. Julian C. Eubanks, purchased the property July 6, 1951, from Oscar I. and Eliza W. Butler, for a reported price of \$7,500.00, \$1,000.00 cash and by executing two deeds of trust, first for \$2,000.00 and second for \$4,500.00. According to information received from Mr. Robert Bravo of Brown-Parin & Co., Realtors, the property is now being sold to a Mr. Kelly for \$7,000.00 on basis of \$500.00 cash and the balance on a first and second Deed of Trust.



1098

250980 21

251492 22

LESLIE R. CUPPLES, REAL ESTATE APPRAISER

PARCEL No. 14 BLOCK No. 1098 LOT No. 19

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated August 30, 1954. Recorded September 2, 1954
Revenue Stamps \$30.25
Grantor, Morris Properties Inc., a California Corporation
Grantees, Jack Moore and Mary L. Berry, both single, as tenants in common.

INDEBTEDNESS:

\$25,500.00 Deed of Trust dated August 30, 1954. Recorded September 2, 1954.
Jack Moore and Mary L. Berry, both single to Morris Properties, Inc.

EASEMENTS, AGREEMENTS, LEASES

None

INTERVIEW WITH OWNER:

Owner showed me the property and gave me list of rents. He says he owes \$22,769.23 on First Loan at this time. Property is not worth as much as first loan.

The owner gave me the impression of being very discouraged.



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GENERAL DESCRIPTION

The building was originally a corner residence, no doubt built prior to 1900, which was remodeled approximately 30 to 35 years ago into four apartments. There is very little evidence that the building was converted, other than interior halls and stairways. For a conversion job it was very well done.

CONDITION & REPAIR

USE & OCCUPANCY

It now consists of three 2-room and one 3-room apartment, with generous room sizes, especially in the kitchens and closet space. One of the 2-room apartments could be classified as a 2- $\frac{1}{2}$ room as a large ventilated closet is used for sleeping purposes.

There is space for four cars in separate garages, three in the basement which are fireproof.

The exterior of the building has been newly painted within the past month and is in good condition both inside and out.

OWNER - SALE

Records show that the property was transferred December 4, 1953, from Bolivar Apts. Ltd. to Morris Properties, Inc. Revenue stamps placed on the deed were \$30.25. The present owners, Jack Moore and Mary L. Berry, acquired the property by deed recorded September 2, 1954, from Morris Properties, Inc. Stamps on deed \$30.25. At that time the grantor was given a Deed of Trust by the present title owners in an amount of \$25,500.

The purchase price of this property was verified by the purchaser, who stated he bought this property for \$2,000 cash and signed a Deed of Trust of \$25,500 payable \$200 per month including interest, with the entire amount becoming due 12 years hence. He stated that he particularly liked the location and the type of property and that he was led to believe that this building would not be taken over by the Redevelopment Agency. He appeared quite concerned over the possibility of losing his investment, including the down payment plus painting and other repairs that he has made since purchase.



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PARCEL 15 BLOCK 1098 LOT 20

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

Deed dated January 30, 1953 Recorded February 5, 1953 Revenue Stamps \$10.45
Grantors, Essie Dean, formerly known as Essie Arriola and/or Essie V.
Arriola and Leggett Dean, her husband
Grantees, Herman Underwood and Lucille G. Underwood, his wife, as
joint tenants

INDEBTEDNESS.

\$2,475.00 Deed of Trust dated January 30, 1953. Recorded February 5, 1953.
Herman Underwood and Lucille G. Underwood, his wife to the
Western Loan Association.

\$6,275.00 Deed of Trust dated January 31, 1953 Recorded February 5, 1953.
Herman Underwood and Lucille G. Underwood, his wife to Lettett Dean and
Essie Dean

EASEMENTS, AGREEMENTS, LEASES

None

INTERVIEW WITH OWNER

Mrs. Underwood was sick in bed but let me look through house.
She says loans at present are \$5,200.00 and \$1,825.00.



REV 1 684 3 3

2.51.00 9 2.302

GENERAL DESCRIPTION
CONDITION & REPAIR
USE & OCCUPANCY

Building was originally erected as a 5-room and basement residence, having a living room, dining room and kitchen on the main floor, with two bedrooms and bath upstairs. Central hall plan. Subsequently hardwood floors have been added and plumbing installed in the basement, including a sink and toilet, and two make-shift sleeping rooms were partitioned off. The present owner, since purchased, modernized the kitchen, painted and papered the interior and resurfaced the roof with asphalt shingles and painted the entire exterior. The building now is in good condition inside and out.

SALE
OWNER

Present owners, Herman and Lucille G. Underwood, purchased the property from Essie and Leggett Dean, February 5, 1953 for \$9,250.00. They paid \$500.00 cash and executed two deeds of trust, first in the amount of \$2,475.00 and second in the amount of \$6,275.00. The house was reported to be in a rundown condition and the present owners have spent approximately \$1,500.00 to correct deferred maintenance and to improve the property. There also appears to be another deed of trust in the amount of \$1,188.36, recorded October 4, 1953. Presumably, this money was used for the modernization.



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251.00 92300



PARCEL 16 BLOCK 1098 LOT 21

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS

Decree of Distribution from Estate of Harry Herman Axtmann deceased to Gertrude A. Enz recorded July 8, 1949.

INDEBTEDNESS

\$4,000.00 Deed of Trust dated February 8, 1954 Recorded February 11, 1954. Gertrude A. Enz, a widow to Home Federal Savings and Loan Association of San Francisco.
\$550.00 Deed of Trust dated February 10, 1954. Recorded February 11, 1954. Gertrude A. Enz, a single woman to Julian S. Davis.

EASEMENTS, AGREEMENTS, LEASES

None

OWNERS STATEMENT. INTERVIEW WITH OWNER

Owner occupies 2 rear rooms and bath on first floor.

Front 2 rooms rented furnished	\$37.50
Upper Front room " "	34.00
Upper Rear Room " "	30.00

Water bill \$5.00 to \$6.00 a month.
Gas & Electricity \$6.00 a month
Scavenger 1.70 a month

One insurance policy \$2,000.00 Rate 70¢ 3 years Prem. \$15.75 - 3 years
one year 5.25

Owner says loans are now paid off.



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GENERAL DESCRIPTION
CONDITION & REPAIR
USE & OCCUPANCY

Originally an old 2-story and basement home consisting of front and rear parlor, dining room and kitchen on the lower floor with three bedrooms and bath upstairs. Subsequently, a bath has been added by converting the rear service porch off the kitchen. One of the upstairs bedrooms has been converted into a kitchen and the upstairs bathroom has been modernized with colored fixtures and recess tub. Also a sink has been installed in the rear bedroom. This arrangement permits the renting of housekeeping rooms and one unit could be classified as apartment with community bath. The owner's quarters, in the rear of the lower floor, consists of an apartment unit. Building is in sound physical condition.

OWNER

Gertrude A. Enz, a widow, acquired the property by Decree of Distribution from the Estate of Harry Herman Axtmann, July 8, 1949.



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PARCEL 17 BLOCK 1098 LOT 22

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

Deed dated September 20, 1947. Recorded November 23, 1948. No Revenue Stamps.
Grantor, Wrenshall S. Dent
Grantee, Isabella D. Dent.

INDEBTEDNESS:

\$1,700.00 mortgage dated May 23, 1913. Recorded May 29, 1913.
Catherine E. Dent and Wrenshall S. Dent to Bank of Italy.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

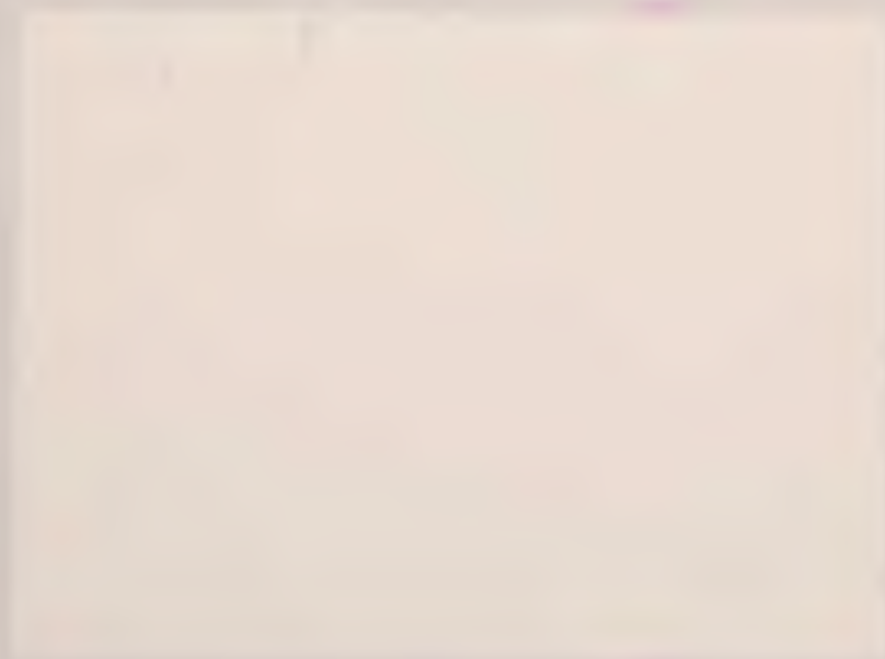
INTERVIEW WITH OWNER:

Mrs. Dent the owner showed me through the property. Informed me lower is rented for \$55.00 unfurnished. Owner lives in upper.



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PARCEL No. 18 BLOCK No. 1098 LOT No. 23

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Dorothy M. Johnson et al acquired their undivided 1/2 interest by decree of distribution of the Estate of Aristides Tchiocos, deceased. No. 130380, dated September 23, 1954. Claire L. Dessau was found to be the owner of the undivided 1/2 interest in her McEnerny decree No. 28980, dated August 21, 1911.

INDEBTEDNESS

None

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER:

I met one of the owners, Mr. Thomas J. Thomas on the premises and he showed me through the property. House is now vacant. The house was sold last year 1955 for \$10,000.00 on no down payment. Owners had to take house back as buyers did not make payments.

Dorothy M. Johnson - John J. - George N. and Thomas J. Johnson to Le Roi R. Chapelle Deed dated May 20, 1955. Recorded May 23, 1955. Revenue Stamps \$11.00

Le Roi R. Chapelle to California Savings and Loan Company Deed of Trust \$4,000.00 Dated May 17, 1955. Recorded May 23, 1955. Le Roi R. Chapelle to Dorothy M. Johnson - John J. - George N. and Thomas J. Thomas. Deed of Trust \$6,000.00 dated May 18, 1955. Recorded May 23, 1955.

Le Roi R. Chapelle to Vivian E. Montgomery as trustee for Douglas Q. and Tony C. Montgomery and Bambi L. Nickelberry, minors.

Deed Revenue Stamps \$2.20 Deed dated November 30, 1955. Recorded March 7, 1956.

Bay Counties Title Guaranty Co. to Dorothy M. Johnson, John J., George N. and Thomas J. Thomas.

Revenue Stamps \$7.70 Deed dated August 21, 1956 Recorded August 22, 1956.



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PARCEL 19 BLOCK 1098 LOT 24

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated September 26, 1944. Recorded September 30, 1944 Revenue Stamps \$3.30
Grantors, James H. Belcher and Juanita H. Belcher, his wife.
Grantee, Andrew Washington Jr., his sole and separate property.

INDEBTEDNESS

None

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER

Mrs. Washington the owner showed me through building.



FEB 15 1964 3 5

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PARCEL 21 BLOCK 1098 LOT 24B

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated September 26, 1944 Revenue Stamps \$4.95
Grantors, James H. Belcher and Juanita H. Belcher, his wife.
Grantees, Emmitt Gilton and Birdie Gilton, his wife; Jim Gilton, a single man, Birdie Gilton, a widow.

INDEBTEDNESS:

\$4,042.05 Deed of Trust dated September 13, 1944 Recorded September 28, 1944.
Emmit Gilton and Birdie Gilton, his wife, Jim Gilton, a single man,
Maud Miller, a single woman to James H. Belcher and Juanita H. Belcher,
his wife.

Abstract of Judgement recorded July 7, 1950 vs. Wesley Gilton-Emmit Gilton,
Birdie Gilton-Jim Gilton-Maud Miller in favor of George W. and Alex W.
Kazakoff - amount \$425.00 plus \$10.00 costs and interests.

EASEMENTS, AGREEMENTS, LEASES, ETC.

Easement affecting the southerly 3 feet. No statement as to what kind
of easement.

Lease West wall of building known as No. 2295 Geary St. for 10 years
from June 10, 1949. Wesley Gilton to Foster & Kleiser Company.

INTERVIEW WITH OWNER:

Owner's daughter-in-law showed me through property. She said entire
property was occupied by different members of the family.



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PARCEL No. 23 BLOCK No. 1098 LOT No. 26

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed Dated July 2, 1945. Recorded July 6, 1945. Revenue Stamps \$4.40
Grantor, Harriet Charles, a single woman
Grantee, Clifford C. Farmar and Amelia W. Farmar, his wife, as
joint tenants.

INDEBTEDNESS:

None

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

I talked with owner over phone and she gave me the rentals as
follows:

Lower	4 room & bath	\$65.00
Upper	3 "	45.00
Cottage	2 "	<u>40.00</u>
		\$150.00

The tenants showed me through the property.



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PARCEL 24 BLOCK 1098 LOT 27

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS.

INDEBTEDNESS.

None

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER

Mr. and Mrs. Montgomery, the owners showed me through the property. They have owned it a long time. They occupy entire house as their home. They have thoroughly modernized house except for plumbing. They did not go ahead with plumbing when they heard Redevelopment Agency was going to take property. House in excellent condition and immaculate.

The husband is elderly and they do not owe anything on house. They are afraid they never can get such a comfortable and immaculate a home for the money they will receive without going into debt. I am also not only afraid but sure they cant.



1984 FEB 1 33

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PARCEL No. 25 BLOCK NO. 1098 LOT No. 28

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Vestee acquired title to 1/2 interest by decree of distribution of the Estate of Walter I. Scott, deceased, dated March 30, 1914 and the other 1/2 interest by deed from Cora Frances Scott Reid, dated January 27, 1921.

No Revenue Stamps

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

I talked with Mrs. Tibbey the owner who lives in Alameda over the phone. She gave me the following list of rentals. Said she was too old to climb stairs and show me around building and for me to ring the bells of the tenants, Mr. Roberts, Mr. Salvini and Mr. Mitchell and they would show me the premises. This I did and inspected the property.

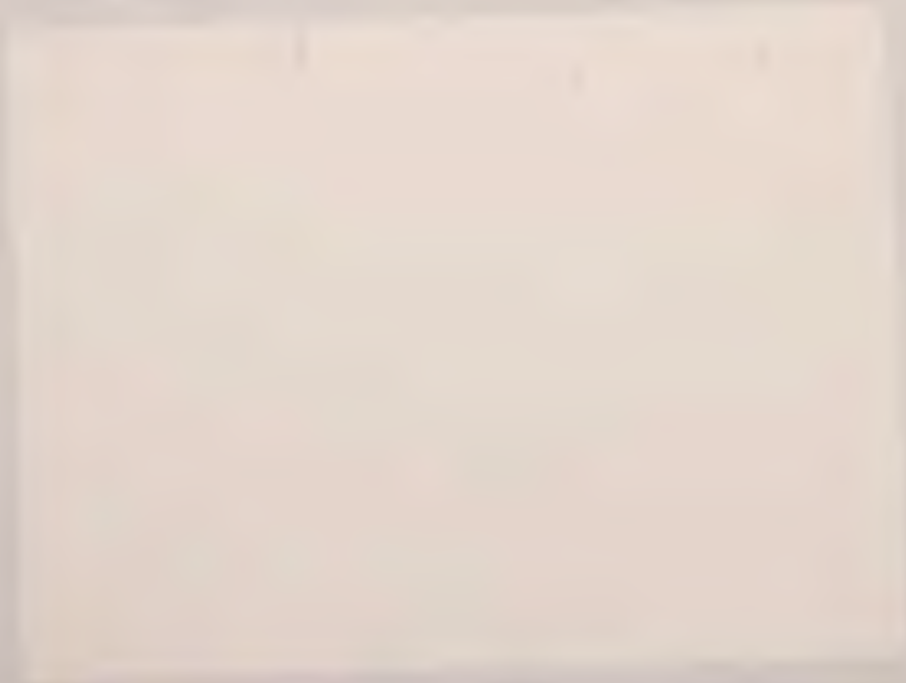
Rentals as given by owner.

2773 Geary St.	Rear cottage	3 rooms	\$15.00
2775 Geary St.	Lower front	3 rooms	18.00
	Lower rear	3 rooms	18.75
2777 Geary St.	Middle front	3 rooms	25.00
	Middle rear	4 rooms	37.50
2773A "	Upper Front	3 rooms	40.00
	Upper Rear	4 rooms	<u>31.25</u>
			\$185.00



35 JUL 1 1964

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PARCEL No. 26 BLOCK No. 1098 LOT No. 29

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Gift deed Dated August 13, 1946. Recorded August 14, 1946.
No Revenue Stamps
Grantor, Otto M. Anderson, Widower
Grantee, Lucille W. Person

INDEBTEDNESS:

None

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

I talked with Dr. Bernstein the present owner who has his offices at 2266 Geary Street, across the street from subject property. Phone - Fillmore 6-1131.

He stated the rentals are as follows:

Basement flat	\$25.00	Furnished
1st floor Residence	70.00	"
2nd floor of residence, front	25.00	"
2nd floor of residence, rear	<u>27.00</u>	"
	\$147.00	

The doctor's nurse took me across the street to look over the property.

Lucille H. Person to Abraham & Margaret Bernstein Deed Revenue Stamps \$9.90
Dated June 11, 1956. Recorded June 29, 1956.
Abraham and Margaret Bernstein Deed of Trust to Bank of America \$5,000.00
Dated June 22, 1956. Recorded June 29, 1956.



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PARCEL No. 27 BLOCK No. 1098 LOT No. 30

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated May 25, 1951 Recorded June 12, 1951 Revenue Stamps \$17.60
Grantors, Albert Dressler and Janet Dressler, his wife
Grantee, Marth C. Williams, a single woman

INDEBTEDNESS:

\$7,500.00 Deed of Trust dated May 23, 1951 Recorded June 4, 1951
Martha C. Williams, a single woman to Home Federal Savings and Loan
Association of San Francisco.

\$5,450.00 Deed of Trust dated May 31, 1951. Recorded June 4, 1951
Martha C. Williams, a single woman to Albert Dressler and Janet
Dressler, his wife.

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

Mr. John Buckner, 135 Baker St. Market 1-1070 is the owner's nephew
and looks after the property.

He showed me through the property and gave me the list of rents.



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PARCEL 30 BLOCK 1098 LOT 33

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated May 16, 1945. Recorded July 5, 1945. Revenue Stamps \$1.65
Grantor, William Brune, a single man
Grantee, Agnes Brune, a single woman.

Indebtedness:

\$2,679.50 mortgage dated May 1, 1925 Recorded May 6, 1925.
William Brune, August Brune, Agnes Brune, all unmarried to
The Hibernia Savings and Loan Society.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER:

Mrs. Brune, the owner showed me through the property. She rents the lower flat for \$39.00 only because the tenant takes care of front stairs and back yard. Fair rental value, \$62.50 based upon other rentals in the block.
Owner lives in upper flat.



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PARCEL No 31 BLOCK No. 1098 LOT No. 34

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated July 31, 1952. No Revenue Stamps.

Grantor, Paul N. Smith

Grantee, George R. Andersen

INDEBTEDNESS:

\$5,000.00 Deed of Trust Dated March 22, 1952. Recorded April 3, 1952. Paul N. Smith and Eventta Smith, his wife to Bank of America National Trust and Savings Association.

\$2,727.00 Deed of Trust Dated October 21, 1946. Recorded November 13, 1946. Paul N. Smith and Della Stevens, both single to Theresa Lawrence Beneficial interest under foregoing deed of trust has been assigned to A. D. Murphy by assignment. Dated November 21, 1946, recorded November 13, 1946.

INTERVIEW WITH OWNER:

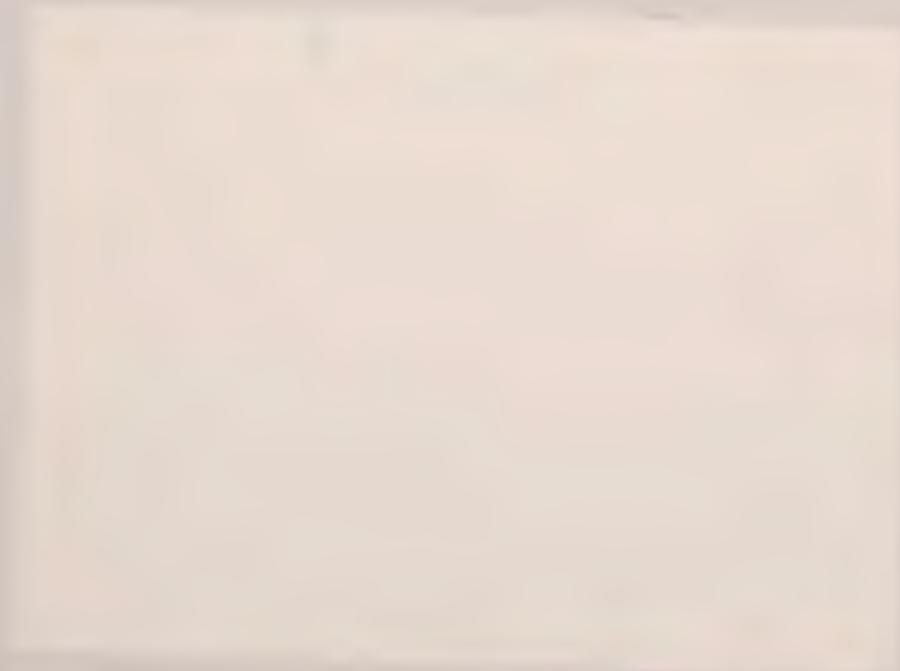
I talked with owner on phone and he gave me rentals for flat, \$55.00 and store, \$50.00.

The tenant in the flat showed me through property.



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20 1584 33



PARCEL No. 32 BLOCK 1098 LOT No. 34A

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated March 20, 1945 Revenue Stamps \$5.50

Grantors, Cora Hill and Lincoln Wesley Hill

Grantee, Bing Jon Wong, a married man.

INDEBTEDNESS:

\$3,400.00 Deed of Trust dated November 28, 1949. Recorded November 30, 1949
Bing Fen Wong and Yood Sen Chin, his wife to Bank of America National
Trust & Savings Association.

The following tax liens

\$299.36	State of California.	Recorded December 21, 1953
\$143.55	State of California	Recorded March 5, 1954
\$ 13.43	State of California	Recorded January 4, 1955
\$2,269.87	United States of America	Filed February 23, 1954
\$692.19	United States of America	Filed April 29, 1954

EASEMENTS, AGREEMENTS, LEASES

None

INTERVIEW WITH OWNER:

Met owner in front of building and he showed me through building.
Said his rents were \$60.00 each for the two flats and \$70.00 for the
store. The tenant in upper flat confirmed rental @ \$60.00. I think
rents are high compared to rents next door and elsewhere.



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LED 1084022

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Parcel No. A-1098-26
Block No. 1098
Lot No. 29

2269-71 Geary Street

Three-story wood frame dwelling erected approximately 1885, now converted to flats.

First Floor has two 2-room apartments.

2nd Floor, owner occupied, is 5-room flat.

3rd Floor has a four-room flat and two sleeping rooms, all three using the community bath, which has tile floor, built-in tub. On the rear of the lot, is a board and batten shed on concrete foundation, with concrete slab.

Exterior Condition: Fair
Interior Condition: Good

Reported Gross Annual Income: \$2,100.

Owner purchased in 1927, "thinks they paid \$5,000".



1098

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FEB 1 0840 3 3

AUG 20 1938

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Property Description

2261-65 Geary St.
Lot 30, Block 1098

3 story wood frame flats.
16 rooms plus 8 rooms in rear cottage. Built 1880.
Flats are old in fair-poor condition. Pine & Plaster. Pine
floors. No central heat, 20 gal. water heaters in each flat.
Old bath & kitchen. No tile.
Interior - fair; is clean.
Typical condition for age of flats.

Rear Cottage - 8 rooms. Poor condition. Old kitchen & bath
(bath w/o wash basin). Very poor fixtures on back porch area.
Laundry and bath is combined.
Building size: 24' x 30' plus 10' x 20' porch area.

FOR SALE



REC 1084033

REC 1084033

REC 1084033

1098422

Property Description

2255-59 Geary St.
Lot 31, Block 1098

3 story wood frame flats.
2nd & 3rd floor divided into 2 apts. of 3 rooms each.
1st floor - 5 room flat.
Building size: 20' x 35'. Pine & plaster. Pine floors. Clean.
Rooms 16 TOTAL. No central furnace. Each apt. has 20 gal.
water heater. Apts. are unfurnished. Bath in each apt.
Rear Cottage has 4 rooms upstairs plus 1 room & bath downstairs.
Building size: 20' x 35'.
Pine & plaster. Poor condition. 2 bedrooms. Old bath.
Old kitchen. No tile. Pine floors. Cottage is rentable.

1098422



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RECEIVED



1098

Property Description

2249-51 Geary St.
Lot 32, Block 1098

2 story w/basement Apt. Flats. Built 1890.
9 rooms plus 4 room basement Apt.
Pine and plaster. No modernization. Fair condition.
Old baths. No tile. Old kitchen. Basement Apt. has
wall board & pine floors. Kitchen fair w/wooden drain.
Room large. Bath old. No tile. Pine floors. Cheap fixtures.



FEB 10 1940

FEB 10 1940

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1098

Property Description

2225-27 Geary St.
Lot 34 Block 1098

2 story wood frame flat w/one unit on street level.

Rooms: 8 rooms, 2 baths (Rooms average size).

Pine and plaster, Flat roof. Old style architecture.

Built about 1880.

Baths old. Upper kitchen-fair w/Youngstown Steel.

Sink cabinet. Also tile board around 2 walls of kitchen.

General interior condition is fair.

Street floor flat was converted from a store, and
front still has store windows (display)



1098

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Property Description

2219-23 Geary St.
Lot 34-A Block 1098

3 story wood frame flats w/Stucco front. Street Floor
is a store converted into a Church.

Building built 1915 (?)

8 Rooms plus store (Church)

Building size 20' x 55' about 3220 sq.ft. - TOTAL.
Fine and plaster. Average condition. Old interior, old
bath and kitchen. No tile. No modernization.

New foundation put in 1945.

Each flat has 1 full bath. Floors are pine.

Flat consists of 4 rooms plus bath.

Store is Church Meeting Room, and rented as such.



1098

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PER 10840 3 3

Property Description

1005 1098 12 11

2243-45 Geary St.
Lot 33, Block 1098

2 story w/basement flats. Wood frame. Built 1890.
11 rooms. Full basement w/one room with wood floor
being used for storage.
Building in fair condition.
Fine and plaster. No modernization.
Rents now at Upper - \$60. Lower \$40. Adjusted rent
Upper \$65. Lower \$50. Could be rented out as rooms.
Exterior is fair condition.
Interior is fair condition.

1005 1098 12 11



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FEB 1 1964 3 3

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1
Owner: JAMES D. Lewis & Evelyn L. Lewis, 1419 Scott St.
Street Address: 1419 Scott St.
Location: W. Scott 55' S. Geary St.
Lot size: 22'0" x 96'6"
Area: 2,123 sq. ft.
Zoning: Second residential
Assessed Values:
Land - - - - - \$ 1,040
Improvements - 900
Total - 1,940
APPRAISED VALUE OF LAND: \$ 3,300
Per Front Foot \$ 150.
Per Square Foot 1.55

Parcel No. 1099-2
Block No. 1099
Lot No. 2

REMARKS: Lot level and on street grade.
Poor neighborhood and block. Old
houses poorly maintained.



DESCRIPTION OF IMPROVEMENTS

Nature and type Dwelling
Construction Frame
No. of Stories 2 and basement
No. of Rooms 12 rooms - 2 porches
Garage Space No
Basement Finished to rooms
Foundation Brick
Exterior Finish Rustic T&G
Roof Composition - poor repair
Year Built 1885 - age 72 yrs.
Remodeled No
Condition, Exterior Very poor
Interior Very poor

Interior Finish Pine - plastered
Floors Pine - poor repair
Plumbing Marble basins-old toilets, poor
Bathrooms 2 (ladder)
Kitchens 1 (2 added upstairs)
Lighting Electricity
Outlets No
Heating None-gas heaters-2 fireplaces
Hot Water Storage tank
Any Unlawful Use Basement rooms

ESTIMATED REPLACEMENT COST NEW:
Basement 1,410 sq. ft. @ 3. \$ 4,230
1st Floor 1,410 @ 7. 9,870
2nd Floor 1,110 @ 7. 7,770
3rd Floor 3,930 @
Total 3,930

REMARKS: Converted into 1-4 and 1-2
upstairs. 1 bath upstairs. 3-room apt.
in basement, no bath. 1-0 room apt.
on 1st floor. Tenant housing.

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

75%
1.375 \$ 21,870.00
16,403.00
5,467.00

REMARKS: Narrow lot. Building almost depleted. Tenant housing.
Estimated economic life 15 yrs. at 1.67% = 25% remaining worth

INCOME ANALYSIS

INCOME			
Apt.No.	No. of Rooms	Monthly Rent	Year
		\$	
Lower	6	60.00	
Upper	4	40.00	
	2	30.00	
Basement	3	30.00	

Total Gross Income \$ 160.00 \$ 1,920.
Less Expenses 70.00 840.00
Net Income \$ 90.00 monthly, \$ 1,080 annually
(Before Depreciation)

EXPENSE	
Taxes - - - - -	\$ <u>136.96</u>
Insurance - - - - -	<u>35.00</u>
P.G. & E. - - - - -	<u>58.00</u>
Water - - - - -	<u>15.00</u>
Scavenger - - - - -	<u>12.00</u>
Janitor - - - - -	<u>-</u>
Vacancy & Collection Allowance - - - - -	<u>192.00</u>
Maintenance & Repairs - - - - -	<u>192.00</u>
Management, Furn. - - - - -	<u>192.00</u>
	<u>833.96</u>
Total Expenses	\$ <u>840.00</u>

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - Risk rate 10% - - - \$ 10,000.00
REMARKS: Rented furnished. Tenant housing. Illegal basement
rents included

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,300
IMPROVEMENTS - 5,500
TOTAL \$ 8,800.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Difficult to sell on open market. Too small for profitable
operation.

INSPECTION DATE: Aug. 3, 1957

Appraiser: [Signature]
Date: August 10, 1957

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA 7-1
Owner: Frank Hood & Annie Hood,
Street Address: 1415 Scott St.
Location: W. Scott 77' S. Geary St.
Lot size: 33'0" x 86'6"
Area: 3,185 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 780 3A 780 1560
Improvements - 875 875 1750
Total - 1655 1655 3310
APPRAISED VALUE OF LAND: \$ 5000.00
Per Front Foot \$ 150.00
Per Square Foot 1.57
REMARKS:

Parcel No. 1000-3
Block No. 1089
Lot No. 3 (3A)



Lot level and on street grade.
Poor block - old dwellings. This is
the best property on the block.

DESCRIPTION OF IMPROVEMENTS

Nature and type Flats
Construction Frame
No. of Stories 2 and basement
No. of Rooms 20
Garage Space 3 cars in basement
Basement Garage and storage
Foundation Brick and concrete
Exterior Finish Rustic T&G
Roof Composition - good
Year Built 1890 - age 65 yrs. plus
Remodeled 1917 - 1952
Condition, Exterior Fair
Interior Good

Interior Finish Fine - plastered
Floors Good. Oak and pine
Plumbing Old - some replaced
Bathrooms 4 - separate toilets
Kitchens 4
Lighting Electricity - fixtures replaced
Outlets 8
Heating None - gas heaters
Hot Water 4 tanks
Any Unlawful Use None observed
REMARKS: Remodeled into 4 apartments
flats - 5 rooms each with bath. Small
rooms. Haircom on light wall.

ESTIMATED REPLACEMENT COST NEW:

Basement 1,740 sq. ft. @ 3.50 \$ 6,090
1st Floor 1,740 @ 8. 13,920
2nd Floor 1,740 @ 8. 13,920
3rd Floor 1,740 @ 8. 13,920
Total 5,220

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS: Depreciation allows for modernization and remodeling.

60%
\$ 33,930.00
20,352.00
\$ 13,572.00

INCOME ANALYSIS

INCOME Statement by Frank Hood				EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Year		
		\$		Taxes - - - - -	\$ 233.68
				Insurance - - - - -	35.00
				P.G. & E. - - - - -	-
				Water - - - - -	42.00
				Scavenger - - - - -	60.00
				Janitor - - - - -	
				Vacancy & Collection	
				Allowance - - - - - 10%	312.00
				Maintenance & Repairs 10%	312.00
				Management - - - - - 10%	312.00
					1,312.68
Total Gross Income		\$ 260.00	\$ 3,120	Total Expenses	\$ 1,310.00
Less Expenses		109.17	1,310		
Net Income			\$ 1,810		
(Before Depreciation)		\$ 150.83 monthly,	\$ 1,810 annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - Risk rate 10% - - - - \$ 18,100.00
REMARKS: Capitalized at 10% - rents too high for units

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 5,000
IMPROVEMENTS - 13,000
TOTAL \$ 18,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Modernized - minimum quality. Saleable for tenant housing.

INSPECTION DATE: August 22, 1957

Appraiser: Raymond D. Smith
Date: August 10, 1957

THE UNIVERSITY OF CHICAGO

PC 1984 34



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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN AD JITION AREA A-1
Owner: Willie J. & Bertha Mitchell - 1413 Scott St. SF
Street Address: 1413 Scott Street

Parcel No. 1099 - 4
Block No. 1099
Lot No. 4

Location: W. Scott, 110' S. Geary Sta.
Lot size: 27'6" x 96'6"

Area: 2,654 sq. ft.
Zoning: Second residential

Assessed Values:
Land - - - - - \$ 1,300
Improvements - 1,600
Total - 2,900

APPRAISED VALUE OF LAND: \$ 4,000
Per Front Foot \$ 150.00
Per Square Foot 1.50

REMARKS: Lot graded to street level in front-rear 6' above grade. Poor block.

Depleted houses-all old frame buildings converted to housekeeping apartments.



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>2 flat building converted</u>	Interior Finish <u>pine - painted</u>
Construction <u>frame</u>	Floors <u>soft. pine painted-poor</u>
No. of Stories <u>two with basmt. rooms.</u>	Plumbing <u>old. some exposed.</u>
No. of Rooms <u>20 (inc. 6 in basement)</u>	Bathrooms <u>3-2 extra toilets. tube on legs.</u>
Garage Space <u>none</u>	Kitchens <u>4 + 3 kitchenettes.</u>
Basement <u>two 3 room apts. Conversion</u>	Lighting <u>electricity. Old fixtures.</u>
Foundation <u>brick</u>	Outlets <u>9 in building. not legal.</u>
Exterior Finish <u>frame rustic</u>	Heating <u>4 fireplaces. gas heaters.</u>
Roof <u>composition- 5 yrs. old.</u>	Hot Water <u>1 automatic gas heater.</u>
Year Built <u>about 1890 - age 65 yrs.</u>	Any Unlawful Use <u>basement rooms.</u>
Remodeled <u>converted to hskp. apts.</u>	REMARKS: <u>Converted into 7 hskp. apts.</u>
Condition, Exterior <u>poor</u>	<u>6-3's and 1-2. Two rear porches with</u>
Interior <u>fair</u>	<u>2 bedrooms. 1 sleeping room. Fair</u>

ESTIMATED REPLACEMENT COST NEW:

Basement <u>1,480</u>	sq. ft. @ <u>6</u>	\$ <u>8,880</u>
1st Floor <u>1,650</u>	@ <u>7</u>	<u>11,550</u>
2nd Floor <u>1,580</u>	@ <u>7</u>	<u>11,060</u>
3rd Floor <u>460</u>	@ <u>5</u>	<u>2,300</u>
Total		<u>5,170</u>

LESS OBSERVED DEPRECIATION 75%

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS: Economic life 15 yrs. at 1.67% yr.-25% remaining life. Building
almost depleted but can continue in present use as tenement housing.

INCOME ANALYSIS

Rented furnished. INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	year	
1	3 + kitette	\$ 65.00		Taxes - - - - - \$ 202.74
2	3 + porch	65.00		Insurance - - - - - 35.00
3	3	55.00		P.G. & E. - - - - - 750.00
4	1 + kitette	35.00		Water - - - - - 133.00
5	3 + porch DOB	70.00		Scavenger - - - - - 40.00
6	3 bsmt.	55.00		Janitor - - - - - 300.00
7	3 bsmt.	55.00		Vacancy & Collection Allowance - - - - - 10% 480.00
Total Gross Income		\$ 400.00	14,800.00	Maintenance & Repairs - 10% 480.00
Less Expenses			2,909.74	Management - - - - - 10% 480.00

Net Income (Before Depreciation) \$ 158.30 monthly, \$ 1,900 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - Market rate 15% - - - - - \$ 12,667.00

REMARKS: Apts. rented furnished. Tenement operation.

Owner supplies all utilities.

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>4,000.00</u>
IMPROVEMENTS -	<u>8,500.00</u>
TOTAL	<u>12,500.00</u> \$ <u>12,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: Saleable as tenement housing. Marketable on extended financing only. Minimum accommodations.

Appraiser: Raymond D. Smith
Date: August 10, 1957

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1
Owner: Quality Foods, Inc. & Mr. Joe. M. Agnese, premises
Street Address: 2044 O'Farrell St.
Location: N. O'Farrell 150'6" W. Scott
Lot size: 125' x 275' x 58' x 137'6"
Area: 26,660 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1550 13,330
Improvements - 2770 23,650
Total - 4250 36,980
APPRAISED VALUE OF LAND: \$ 50,000.00
Per Front Foot \$ 275.00
Per Square Foot 1.90
REMARKS: Lot level and on street grade
of both streets. Double frontage.
Non-conforming use as light industrial

Parcel No. 1099-11
Block No. 1099
Lot No. 12



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Warehouse</u>	Interior Finish	<u>Mill type - rough</u>
Construction	<u>Reinforced concrete</u>	Floors	<u>concrete - fair repair</u>
No. of Stories	<u>One and two</u>	Plumbing	<u>2 toilets, 1 industrial basin</u>
No. of Rooms	<u>Open Warehouse area</u>	Bathrooms	<u>new toil. in off. / 2 urinals.</u>
Garage Space	<u>None</u>	Kitchens	<u>Office, See Supplemental data</u>
Basement	<u>Under Bldg. #2 only</u>	Lighting	<u>Electricity - fluorescent &</u>
Foundation	<u>Concrete slab</u>	Outlets	<u>Wired 220 indus. / drop lites</u>
Exterior Finish	<u>Concrete - painted</u>	Heating	<u>Office only - gas heater</u>
Roof	<u>Composition tar and gravel</u>	Hot Water	<u>1 storage tank</u>
Year Built	<u>1922 - creamery & garage</u>	Any Unlawful Use	<u>None observed</u>
Remodeled	<u>1941 - 1951 offices & elevator</u>	REMARKS:	<u>Elevator - skylights - conveyor</u>
Condition, Exterior	<u>Good</u>		<u>See supplemental data</u>
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW: <u>Bldg. #1</u>		<u>Bldg. #2</u>	
Basement	<u>none</u> sq. ft. @ <u>\$</u>	Basem't	<u>7,975</u> sq. ft. @ <u>\$</u> <u>5</u> <u>39,875.00</u>
1st Floor	<u>18,500</u> @ <u>5.</u> <u>92,500</u>	1st floor	<u>7,975</u> " " @ <u>6</u> <u>47,850.00</u>
2nd Floor	- @ -	2nd floor	<u>7,975</u> " " @ <u>5</u> <u>39,875.00</u>
3rd Floor	- @ -	Total	<u>23,925</u> \$ <u>127,600.00</u>
Total	<u>18,500</u> <u>92,500</u>		\$ <u>220,000.00</u>

LESS OBSERVED DEPRECIATION 46.5%
PRESENT VALUE OF THE IMPROVEMENTS: \$ 102,300.00
REMARKS: Economic life 75 years at 1.33% yr. = 46.5%. Remaining worth
53.5%. Buildings in good structural repair

INCOME ANALYSIS

INCOME			EXPENSE		
Apt.No.	No. of Rooms	Monthly Rent	Year		
		\$		Taxes - - - - - \$ <u>2,610.78</u>	
				Insurance - - - - - <u>175.00</u>	
				P.G. & E. - - - - - -	
				Water - - - - - -	
				Scavenger - - - - - -	
				Janitor - - - - - -	
				Vacancy & Collection	
				Allowance - - - - - 5% <u>\$10.00</u>	
				Maintenance & Repairs - 2% <u>325.00</u>	
				Management - - - - - 3% <u>400.00</u>	
					<u>4,320.78</u>
Total Gross Income		\$ <u>1,350.00</u>	\$ <u>16,200</u>	Total Expenses	\$ <u>4,300.00</u>
Less Expenses		<u>358.34</u>	<u>4,300</u>		
Net Income			\$ <u>11,900</u>		
(Before Depreciation)		\$ <u>991.66</u>	monthly, \$ <u>11,900</u>	annually	
APPRAISED VALUE INDICATED BY INCOME ANALYSIS <u>Risk rate 7%</u> - - - - - \$ <u>170,000.00</u>					
REMARKS: <u>Capitalized at 7% net plus 10% management, etc.</u>					

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 50,000
IMPROVEMENTS - 115,000
TOTAL \$ 165,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: warehouse property. Displaced improvement. Non-conforming use
in commercial zone. Can continue in present use.

Appraiser: Raymond D. Smith
Date: August 10, 1957

INSPECTION DATE: July 27, 1957

RAYMOND D. SMITH, M.A.I.

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION
Street Address: 2044 O'Farrell St. (cont.)

Parcel No. 1099-11
Block No. 1099
Lot No. 12

SUPPLEMENTAL DATA

There is no means of access from the first floor to the basement without using the elevator, since there are no stairs. There is a ramp from Geary Street to the basement outside the building, but this is now blocked and not used.

RENTS

The property is occupied by the owner and no rentals are obtainable. I have attributed the following as fair rental value for the premises:

<u>Building No. 1</u>	<u>sq. ft.</u>	<u>Mo. rate</u>	<u>Rental</u>
Whole area	18,000	3¢ sq. ft.	\$ 540.00
<u>Building No. 2</u>			
Basement	7,925	2¢ sq. ft.	158.00
1st floor	7,925	5¢ sq. ft.	396.00
2nd floor	7,925	3¢ sq. ft.	238.00
Total estimated rents, monthly			\$1,332.00
Rounded to			\$1,350.00
Gross annual income			\$ 16,200.00

CONDITION AND REPAIR

The buildings are in good condition and repair and adequate for the present use.

RECENT SALES

None since August 25, 1941 to present owners.

SALVABILITY

The property is non-conforming in its present use. The land is zoned "commercial" which does not permit light industrial uses. The building is also a misplaced improvement since this is a residential-fringe commercial neighborhood and the highest and best use of the building is light industrial, for warehousing.

The present use can continue and it is probable a new conforming use can be found, such as a garage or commercial tenant or user. The property ~~PHOTOGRAPHE~~ for its present use.



Front Elevation

1099 11

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1
Owner: George Allen - 3212 Scott St. SF.
Street Address: 1430 - 1438 Divisadero St. SF.
Location: E. Divisadero 82'6" S Geary St.
Lot size: 155'0" x 100'0"
Area: 15,500 sq. ft.
Zoning: commercial
Assessed Values: 16 18 20 Total
Land - - - - - \$ 4650 3260 1710 9620
Improvements - 800 3900 700 4,500
Total - 5450 6260 2410 14,120
APPRAISED VALUE OF LAND: \$ 35,000
Per Front Foot \$ 225.00
Per Square Foot 2.25

Parcel No. 1099 - 14
Block No. 1099
Lot No. 16, 18, 20

REMARKS: Lot level and on street grade.
Low portion in rear must be filled.
Poor block, fringe commercial. Will not
support business use.



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>warehouse buildings.</u>	Interior Finish <u>mill type - rough</u>
Construction <u>see supplemental detail</u>	Floors <u>concrete and wood.</u>
No. of Stories <u>"</u>	Plumbing <u>negligible.</u>
No. of Rooms <u>"</u>	Bathrooms <u>none</u>
Garage Space <u>"</u>	Kitchens <u>none</u>
Basement <u>"</u>	Lighting <u>drop cords</u>
Foundation <u>concrete</u>	Outlets <u>industrial</u>
Exterior Finish <u>brick and concrete</u>	Heating <u>none. Hot air incinerator bsmt.</u>
Roof <u>composition</u>	Hot Water <u>none</u>
Year Built <u>Main bldg. 1916. 1 story 1924</u>	Any Unlawful Use <u>none observed.</u>
Remodeled <u>Partially in 1929. interior.</u>	REMARKS: <u>See supplemental report.</u>
Condition, Exterior <u>fair</u>	
Interior <u>fair for present use.</u>	

ESTIMATED REPLACEMENT COST NEW: Bldg. #1.

Basement <u>3,460</u> sq. ft. @ \$5	\$ <u>17,300</u>		
1st Floor <u>2,950</u>	@ <u>8</u>	<u>23,600</u>	
2nd Floor <u>2,770</u>	@ <u>8</u>	<u>22,160</u>	
3rd Floor	@		
Total		\$ <u>63,000</u>	<u>40,000</u> <u>15,000</u>
LESS OBSERVED DEPRECIATION -68%		<u>42,840</u>	<u>15,000</u> <u>11,250</u>
PRESENT VALUE OF THE IMPROVEMENTS:		\$ <u>20,160</u>	<u>5,000</u> <u>3,750</u>

REMARKS: Buildings were built for a creamery and have been converted into
a storage warehouse. Conversion adequate for present use.

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Taxes - - - - -	\$ <u>996.88</u>
		\$	Insurance - - - - -	<u>business</u>
			P.G. & E. - - - - -	
<u>All</u>	<u>OBO.</u>		Water - - - - -	
	<u>Furniture warehouse.</u>		Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	
Total Gross Income		\$ <u>nil</u>	Maintenance & Repairs - -	
Less Expenses			Management - - - - -	
Net Income			Total Expenses	\$
(Before Depreciation) \$		monthly, \$		annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ not computed.

REMARKS: Special purpose property. Economic rent depends on finding
a tenant who can use improvements, and cost of conversion.

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 35,000
 IMPROVEMENTS - 28,700
 TOTAL \$ 63,700.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: Buildings functionally obsoles-
cent. Can only be sold to a user who can possibly convert them but cost
will be high. Not proper improvement for neighborhood. Has value to the
present owner and user for warehouse.

Appraiser: [Signature]
Date: August 10, 1957

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION

Street Address: 1420-22 Divisadero St. (cont.)

Parcel No. 1099-14

Block No. 1099

Lot No. 18, 19 & 20

SUPPLEMENTAL DATA

RECENT SALES

None since June 15, 1942. The property was offered broadcast at that time with no buyers. The present owner bought it very cheap.

SALVABILITY

Special purpose property, salable for land use only. The buildings have special value to the present owner for use, but are obsolescent and cannot be used or remodelled for other purposes.

PHOTOGRAPH



Front Elevation

1099 14

SEP 1964 3.8

SEP 20 1964



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1
Owner: Frank & Dolores Hanrahan, 1011 15th St.
Street Address: 1446-1454 Divisadero St.
Location: E. Divisadero 27'6" S. Geary St.
Lot size: 55'0" x 100'0"
Area: 5,500 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 3,580
Improvements - 15,000
Total - 18,580
APPRAISED VALUE OF LAND: \$ 11,375.00
Per Front Foot \$ 225.00
Per Square Foot 2.25
REMARKS: Lot level and on street grade.
Divisadero St. level. Fringe commercial.
Poor business St.

Parcel No. 1099-15
Block No. 1099
Lot No. 21



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Apartment house</u>	Interior Finish <u>Gumwood - pine panel</u>
Construction <u>Frame</u>	Floors <u>Oak & pine</u> plastered
No. of Stories <u>4</u>	Plumbing <u>50 yrs. old, none replaced</u>
No. of Rooms <u>40 rooms, 3 stores</u>	Bathrooms <u>20 (tubs on legs)</u>
Garage Space <u>None</u>	Kitchens <u>20</u>
Basement <u>None - store rooms in rear</u>	Lighting <u>Electricity - old fixtures</u>
Foundation <u>Concrete</u>	Outlets <u>40 - 2 in each</u>
Exterior Finish <u>Stucco and rustic</u>	Heating <u>None - gas heaters</u>
Roof <u>Composition</u>	Hot Water <u>20 storage tanks</u>
Year Built <u>1906 - age 50 yrs.</u>	Any Unlawful Use <u>Minor</u>
Remodeled <u>No. 1908 underpinning. 1944 fire</u>	REMARKS: <u>20 - 4 room apartments and</u>
Condition, Exterior <u>Fair</u> damage	<u>3 stores. See Supplemental Data</u>
Interior <u>Fair</u>	<u>Report.</u>

ESTIMATED REPLACEMENT COST NEW:

Basement <u>4,620</u> sq. ft. @ <u>6.</u>	\$ <u>27,720</u>
1st Floor <u>4,740</u> @ <u>8.</u>	<u>37,920</u>
2nd Floor <u>4,740</u> @ <u>8.</u>	<u>37,920</u>
3rd Floor <u>4,740</u> @ <u>8.</u>	<u>37,920</u>
Total <u>18,840</u>	\$ <u>141,480.00</u>

LESS OBSERVED DEPRECIATION 58.25% 82,412.00
PRESENT VALUE OF THE IMPROVEMENTS: \$ 59,068.00
REMARKS: Economic life 25 yrs. at 1.67% yr. = 41.75% remaining worth.

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Year	
		\$		Taxes - - - - - \$ <u>1,311.74</u>
				Insurance - - - - - <u>150.00</u>
				P.G. & E. - halls, etc. - - <u>48.00</u>
				Water - - - - - <u>350.00</u>
				Scavenger - - - - - <u>240.00</u>
				Janitor <u>Manager (apt.)</u> - - -
				Vacancy & Collection
				Allowance - - - - - 10% - <u>1,450.00</u>
				Maintenance & Repairs 10% - <u>1,450.00</u>
				Management <u>Manager and</u> 10% <u>1,450.00</u>
				License & P.P. taxes - - - <u>40.43</u>
Total Gross Income		\$ <u>1,205.00</u>	<u>14,460</u>	Total Expenses \$ <u>6,490.17</u>
Less Expenses		<u>540.43</u>	<u>6,490</u>	
Net Income			<u>7,970</u>	
(Before Depreciation)		\$ <u>664.16</u>	monthly,	\$ <u>7,970</u> annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - 10% rate 10% - - - \$ 79,700.00
REMARKS: Capitalized at 10% net after 30% management.

Large building. Hall carpets, etc. need replacement.
FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 11,500
IMPROVEMENTS - 59,000 ✓
TOTAL \$ 70,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Fair apartment house property now used for tenement housing.
Japanese tenants. Depreciation should be corrected.

Appraiser: Raymond D. Smith
Date: August 10, 1957
INSPECTION DATE: August 22, 1957
RAYMOND D. SMITH, M.A.I.

1701 1901 38



1701 1901 38

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1
 Owner: Douglas L. Bruce, 2169 Geary St.
 Street Address: 2167-2169 Geary St.
 Location: S. Geary, 100' E. Divisadero St.
 Lot size: 27'0" x 137'6"
 Area: 3,712 sq. ft.
 Zoning: Commercial
 Assessed Values:
 Land - - - - - \$ 1,520
 Improvements - 2,500
 Total - 4,020
 APPRAISED VALUE OF LAND: \$ 7,500
 Per Front Foot \$ 275.0
 Per Square Foot 2.00

Parcel No. 1099-17
 Block No. 1099
 Lot No. 24



REMARKS: Lot level and on street grade.
Poor block - old buildings.

DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Apartment</u>	Interior Finish <u>Fine - plastered</u>
Construction <u>Frame</u>	Floors <u>Oak veneer</u>
No. of Stories <u>2 and basement</u>	Plumbing <u>Modern - good repair</u>
No. of Rooms <u>12 (6 apts)</u>	Bathrooms <u>6, obsolete</u>
Garage Space <u>yes, 3 cars. Plastered</u>	Kitchens <u>6, obsolete</u>
Basement <u>Garage - store rooms</u>	Lighting <u>Electricity - fair</u>
Foundation <u>Concrete</u>	Outlets <u>None - extension cords</u>
Exterior Finish <u>Brick & stucco front, rust</u>	Heating <u>None - gas heaters - 4 fireplaces</u>
Roof <u>Composition</u>	Hot Water <u>6 storage tanks</u>
Year Built <u>See supplemental data report</u>	Any Unlawful Use <u>None observed</u>
Remodeled <u>" " " "</u>	REMARKS: <u>6 wall beds, rear porches.</u>
Condition, Exterior <u>Fair</u>	<u>Laundry trays</u>
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1,860</u> sq. ft. @ <u>6.</u>	\$ <u>11,160</u>
1st Floor	<u>2,065</u> @ <u>8.</u>	<u>16,520</u>
2nd Floor	<u>2,065</u> @ <u>8.</u>	<u>16,520</u>
3rd Floor	<u>5,990</u> @ <u></u>	<u></u>
Total		\$ <u>44,200.00</u>

LESS OBSERVED DEPRECIATION 58.25% 25,746.00
 PRESENT VALUE OF THE IMPROVEMENTS: \$ 18,454.00
 REMARKS: Depreciation (6%) including remodeling. Estimated
economic life 25 yrs. at 1.67% yr.

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Year	
1	4 unf.	\$ 57.50		Taxes - - - - - \$ 243.92
2	2 furn.	40.00		Insurance <u>11,000</u> - - - - - 83.13
3	3 "	52.50		P.G. & E. - - - - - 33.50
4	4 unf.	60.00		Water - - - - - 72.00
5	2 furn.	42.50		Scavenger - - Tenants - - - 52.00
6	3 furn.	55.00		Janitor & manager (owner) 720.00
garages 3 @ \$7.00		56.00		Vacancy & Collection
Total Gross Income		\$ 363.50	\$ 4,362	Allowance - - - - - 10% 435.00
Less Expenses		194.17	2,330	Maintenance & Repairs 10% 435.00
Net Income			\$ 2,032	Management - - - - - 5% 218.00
(Before Depreciation) \$ 169.33				Total Expenses \$ 2,330.00
Monthly, \$ 2,032				
Annually, \$ 24,384				

APPROAISED VALUE INDICATED BY INCOME ANALYSIS High rate - 8% \$25,400.00
 REMARKS: Capitalized at 8% net after 30% management, etc.
3 vacancies on date of inspection. All Caucasian tenants.
 FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 7,500
 IMPROVEMENTS - 18,500
 TOTAL \$26,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Sealeable for colored housing. Well remodeled. Fair condition.

INSPECTION DATE: July 6, 1957

Appraiser: Raymond D. Smith
 Date: August 10, 1957

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RAYMOND D. SMITH, M.A.I.

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NOV 1951

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1

Owner: Henri Davancase

Street Address: 2159 Geary St.

Location: S. Geary, 127' E. Divisadero St.

Lot size: 27'0" x 137'6"

Area: 3,712 sq. ft.

Zoning: Commercial

Assessed Values:

Land - - - - - \$ 1,520

Improvements - 2,000

Total - 3,520

APPRAISED VALUE OF LAND: \$ 7,425

Per Front Foot \$ 275.00

Per Square Foot 2.00

REMARKS: Lot level and on street grade.

Commercial block but all business

light industrial. Non-conforming

use of land

Parcel No. 1099-18

Block No. 1099

Lot No. 25



DESCRIPTION OF IMPROVEMENTS

Nature and type Laundry & flat

Construction Frame

No. of Stories 2

No. of Rooms 7 rooms - 1 bath

Garage Space 2 cars

Basement Small, excavated below grade

Foundation Concrete

Exterior Finish Stucco front

Roof T&G composition

Year Built See supplemental report

Remodeled Built as laundry

Condition, Exterior Fair

Interior Fair

Interior Finish Wine - plastered

Floors Oak & pine. Laundry, concrete

Plumbing Old. Industrial laundry

Bathrooms 1 - 2 toilets. 2 toil. in store

Kitchens 2 - 1 upstairs & 1 in ldry.

Lighting Old. Fixtures replaced

Outlets 3 and industrial

Heating None - gas heaters

Hot Water Industrial

Any Unlawful Use None observed

REMARKS: See supplemental report

ESTIMATED REPLACEMENT COST NEW:

Basement 1,080 sq. ft. @ 2. \$ 2,160

1st Floor 3,200 @ 5. 16,000

2nd Floor 2,160 @ 7.50 16,200

3rd Floor @

Total 6,440

\$ 34,360.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

75%

\$ 25,770.00

\$ 9,590.00

REMARKS:

INCOME ANALYSIS

INCOME

Apt. No. No. of Rooms Monthly Rent

\$

Flat OBO 7 unf. 75.00 (worth)

Store OBO French Ldry 65.00 (worth)

(not including laundry equipment)

Total Gross Income \$ 130.00 \$ 1,560

Less Expenses 44.16 570

Net Income \$ 990

(Before Depreciation) \$ 82.50 monthly, \$ 990 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS Risk rate 6% nat. \$ 16,670.00

REMARKS: Property OBO. Capitalized as net lease with business

paying all expenses and other costs. (see sup. data)

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 7,500

IMPROVEMENTS - 1,500

Equipment - - - - - TOTAL 5,450 \$ 21,450.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: Special purpose property.

Saleable as going business with living quarters, or equipped laundry with

living quarters. Location has been laundry since 1924 and well established.

IN PRECTION DATE: July 20, 1957

Appraiser: Raymond D. Smith, M.A.T.

Date: August 10, 1957

1099 18

RAYMOND D. SMITH, M.A.T.

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTMAN ADDITION AREA A-1

Owner: Charles H. & Katho. A. Bank, 741 San Mateo Dr.
Street Address: 2115 Geary St.

Parcel No. 1099-20

Block No. 1079

Lot No. 27

Location: S. Geary 121'6" W. Scott St.

Lot size: 29'0" x 137'6"

Area: 3,988 sq. ft. ✓

Zoning: Commercial

Assessed Values:

Land - - - - - \$ 1,630

Improvements - 150

Total - 1,780

APPRAISED VALUE OF LAND: \$ 5,800

Per Front Foot \$ 200.00

Per Square Foot 1.45

REMARKS:

Lot 2' above street grade. Slopes
down (south) to rear. Industrial
neighborhood.



DESCRIPTION OF IMPROVEMENTS

Nature and type Cottage
Construction Frame
No. of Stories 1
No. of Rooms 4 and bath
Garage Space None
Basement None - xixx
Foundation None - sill.
Exterior Finish Rustic T&C
Roof Roll composition - good
Year Built 1893 - age 65 yrs. plus
Remodeled No
Condition, Exterior Fair
Interior Fair

Interior Finish Pine - plastered
Floors Pine
Plumbing Old, exposed - poor
Bathrooms 1 - tub on less
Kitchens 1 - old
Lighting Electricity - old fixtures
Outlets None
Heating None - gas heaters
Hot Water Storage tank
Any Unlawful Use None observed

REMARKS: Detached. Iron fence in front.

ESTIMATED REPLACEMENT COST NEW:

Basement None sq. ft. @ \$
1st Floor 620 @ 7. 4,340
2nd Floor @
3rd Floor @
Total

\$ 4,340.00

\$ 3,615.00

\$ 725.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS: Displaced improvement. Functional depreciation
included in above. 10 yrs. at 1.67% = 16.7% remaining worth.

INCOME ANALYSIS

Apt.No.	No. of Rooms	Monthly Rent	Year
<u>2115</u>	<u>4</u>	<u>35.00</u>	

Total Gross Income \$ 35.00 \$ 420.00
Less Expenses 18.75 225.00
Net Income \$ 195.00

(Before Depreciation) \$ 16.16 monthly, \$ 195.00 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS Risk rate 8% \$ 2,435.00

REMARKS: Single family cottage - cannot sell on capitalisation
but for use.

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 5,800
IMPROVEMENTS - 700
TOTAL \$ 6,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Saleable for use only, or loan value.

INSPECTION DATE: Aug. 3, 1957

Appraiser: Raymond D. Smith
Date: August 10, 1957

1099 20

RAYMOND D. SMITH, M.A.I.

18 19M 3E



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1

Owner: E. L. Carrillon, % Bert Stoff, 4201 Geary St. SF

Street Address: 2111-2113 Geary St. 113 1 2nd 28

Location: S. Geary 96'6" W. Scott Sts.

Lot size: 25'0" x 137'6"

Area: 3,438 sq. ft.

Zoning: Commercial

Assessed Values:

Land - - - - - \$ 1,410

Improvements - 1,200

Total - 2,610

APPRAISED VALUE OF LAND: \$ 6,875.00

Per Front Foot \$ 275.00

Per Square Foot 2.00

REMARKS: Lot level and on street grade.
Zoned Commercial but street residential
or light industrial in use.

Parcel No. 1099-21

Block No. 1099

Lot No. 28



DESCRIPTION OF IMPROVEMENTS

Nature and type Flats
Construction Frame
No. of Stories 2
No. of Rooms 8
Garage Space Basement
Basement 2/3 garage. Storage
Foundation Brick and concrete
Exterior Finish T&G Rustic
Roof Composition shingle
Year Built 1890 - age 65 yrs. plus
Remodeled Garage added
Condition, Exterior Poor
Interior Poor

Interior Finish Pine - plastered
Floors Pine - poor repair
Plumbing Old, exposed - poor
Bathrooms 1 (2 added)
Kitchens 1 (2 kitchenettes added)
Lighting Electricity - old fixtures
Outlets None
Heating None - gas heaters - 4 fireplaces
Hot Water Storage tank
Any Unlawful Use Gas plates
REMARKS: Converted into 3 units. Lower
4 rms. - upper 2-2 rms. Each have
bath and kitchenettes. Minimum

ESTIMATED REPLACEMENT COST NEW:

Basement 1,250 sq. ft. @ 3. \$ 3,750
1st Floor 1,850 @ 7. 12,950
2nd Floor 1,760 @ 7. 12,320
3rd Floor @
Total 4,860

\$ 29,020.00

LESS OBSERVED DEPRECIATION

75%

21,765.00

PRESENT VALUE OF THE IMPROVEMENTS:

\$ 7,255.00

REMARKS: Estimated economic life 15 yrs. at 1.67% = 25% worth

INCOME ANALYSIS

INCOME Statement by Bert Stoff

Apt.No.	No. of Rooms	Monthly Rent	Year
<u>2111</u>	<u>upper 2 rm furn</u>	<u>40.00</u>	
<u>2111A</u>	<u>" 2 "</u>	<u>40.00</u>	
<u>2113</u>	<u>lower 4 "</u>	<u>80.00</u>	
<u>Garage</u>		<u>7.50</u>	

Total Gross Income \$ 167.50 \$ 2,010
Less Expenses 74.16 890

Net Income \$ 1,120
(Before Depreciation) \$ 93.34 monthly, \$ 1,120 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - Risk rate 8% - - - - \$ 14,000.00
REMARKS: Capitalized at 8% net after 30% management

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 6,875
IMPROVEMENTS - 7,125
TOTAL \$ 14,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Small building. Saleable for use only. Tenement property.

INSPECTION DATE: July 30, 1957

Appraiser: Raymond D. Smith
Date: August 10, 1957

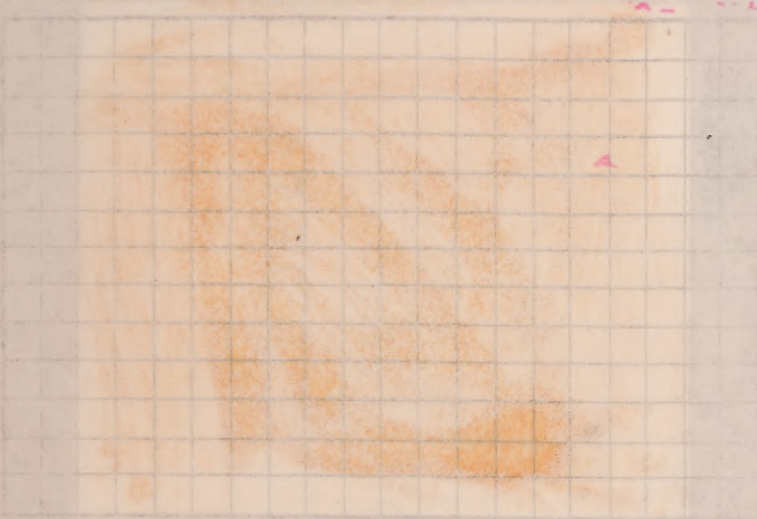
RAYMOND D. SMITH, M.A.I.

1099 21

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

Parcel No. _____
Block No. _____
Lot No. _____

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APPROXIMATE VALUE OF LAND
APPROXIMATE VALUE OF IMPROVEMENTS
TOTAL
APPROXIMATE VALUE OF PARCEL
APPROXIMATE VALUE OF LOT
APPROXIMATE VALUE OF TRACT

DESCRIPTION OF IMPROVEMENTS

Basement
Floor
Roof
Walls
Windows
Doors
Stairs
Halls
Kitchens
Bathrooms
Bedrooms
Living Rooms
Dining Rooms
Garages
Pools
Fences
Driveways
Paved Areas
Landscaping
Other

INCOME ANALYSIS

Net Income
Gross Income
Operating Expenses
Maintenance & Repairs
Management
Total Expenses
Net Income
APPROXIMATE VALUE INDICATED BY INCOME ANALYSIS

ESTIMATE OF RATE MARKET VALUE

LAND
IMPROVEMENTS
TOTAL
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA
APPROXIMATE VALUE INDICATED BY RATE MARKET ANALYSIS
DATE
BY

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8TH 371 UN - Russia Appraisal Report, Blocks 1097, 1098, 1099, 1955-1957
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WILLIAMSON CORP
WASHINGTON, D.C.

